038.0	0002	0008.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,700 /	1,078,700
					USE VALUE:	1,078,700 /	1,078,700
					ASSESSED:	1,078,700 /	1,078,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS FUEL INC
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 384
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,730 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1964, having primarily Conc. Block Exterior and 3080 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	10730.000	182,500	6,200	890,000	1,078,700
Total Card	0.246	182,500	6,200	890,000	1,078,700
Total Parcel	0.246	182,500	6,200	890,000	1,078,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.23 | /Parcel: 350.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 25341

GIS Ref

GIS Ref

Insp Date 09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0002-0008.A

!3155!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	182,500	6200	10,730.	874,600	1,063,300	1,063,300	Year End Roll	12/18/2019
2019	332	FV	168,700	6500	10,730.	823,200	998,400	998,400	Year End Roll	1/3/2019
2018	332	FV	168,700	6500	10,730.	720,300	895,500	895,500	Year End Roll	12/20/2017
2017	332	FV	168,700	6500	10,730.	565,900	741,100	741,100	Year End Roll	1/3/2017
2016	332	FV	149,400	6500	10,730.	565,900	721,800	721,800	Year End	1/4/2016
2015	332	FV	180,800	6700	10,730.	514,500	702,000	702,000	Year End Roll	12/11/2014
2014	332	FV	180,800	6700	10,730.	514,500	702,000	702,000	Year End Roll	12/16/2013
2013	332	FV	180,800	6700	10,730.	514,500	702,000	702,000		12/13/2012

PRINT

Date	Time
12/10/20	18:28:09

LAST REV

Date	Time
05/14/19	14:47:12
apro	
3155	

USER DEFINED

Prior Id # 1:	25341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21208-078		6/1/1991		500,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
2/24/2009	Measured	197	PATRIOT
4/5/2000	Meas/Inspect	197	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		10730		Sq. Ft.	Site		0	43.25	1.92	CG									890,040						890,000	

Total AC/HA: 0.24633 | Total SF/SM: 10730 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM GD | Total: 890,040 | Spl Credit | Total: 890,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	43.8	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.12467527
Const Adj.:	0.96001393
Adj $ / SQ:	70.181
Other Features:	5000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324665
Depreciation:	142203
Depreciated Total:	182462

COMMENTS

1964 / APPEARS VACANT 3/09.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

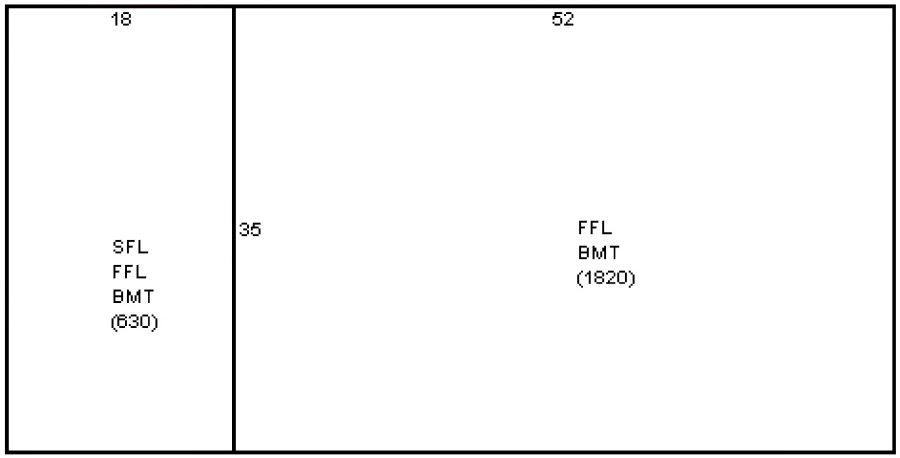
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	84.92
Special Features:	0	Val/Su Net:	33.00
Final Total:	182500	Val/Su SzAd	59.25

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,450	21.050	51,583
FFL	First Floor	2,450	70.180	171,943
SFL	Second Floor	630	63.160	39,792

Net Sketched Area: 5,530 | Total: 263,318

Size Ad 3080 | Gross Are 5530 | FinArea 3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	WHS	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
83	Sign	D	Y	1	18	A	AV	1964	54.86	T	40.8	332			600			600
85	Paving	D	Y	1	2800	A	AV	1970	3.29	T	39.2	332			5,600			5,600

More: N | Total Yard Items: 6,200 | Total Special Featues: | Total: 6,200